

SIERRA LOS PINOS PROPERTY OWNERS ASSOCIATION

Agenda for Board Meeting

July 14, 2026

18:30 at the LCVFD Fire Station #2

Agenda Approval - approved

Minutes needing approval – June 9, 2026

6:36pm - called to order by Scott DeWitt

Minutes approved

Board Members present:	Board Members Absent:	SLPPOA Members Present
Scott DeWitt		Mathias Hansen
Scott Gould		Tersa Hansen
Tom Messing		Harold Corn
Angela Mielke (via phone)		
Kenna Ryder		
Elizabeth Umscheid		
Tim Umscheid		
Ashley D'Anna		
Keith Rigney		

Fire Chief Lee Taylor:

- *Speaking to the SLPPOA Board regarding where to place additional water storage for fire suppression.*
 - *2 proposals: been pursuing getting some water storage tanks - at this point, we're starting from scratch*
 - *(1) If tanks are going to be on this property - the best place is on the north side of this building near the loading dock that J. Morris built*
 - *(2) The **better** option is putting the tanks up at the end of Scouts Lane*
 - *Two 20,000 gallon tanks*
 - *Chief Taylor would like to be able to fill these tanks from our wells.*
 - *Harold: All of our water storage is on private property with an easement. This creates a problem. To make #2 work:*
 - *We have to find a place to put the tanks if on private property **OR** get a long term lease from the Forest Service*
 - *We would need a larger line (from 4 inch to 6 or 8 inch) from the fire station to the tanks (we'd have to work with the state engineer's office to increase the line size)*
 - *This has the potential to become a part of our water system, but we're not a government entity so it might be an issue going against some anti-donation causes (per Taylor)*
 - *Tim offered a work-around... "co-mingle?"*
 - *DeWitt: "What do you need from us?"*
 - *Chief Taylor wanted the input and thoughts of the board - we're all in agreement this seems like a good idea - issue of payment*
 - *Taylor: As the board - we can stay on top of properties that need a lot of work*

- *Tim: We can take a look at the map and start to track the problem areas - then as a board, start to work on solutions*
- *Angela: To Chief Taylor - for our Yearly Meeting - could we get someone to walk the board through the neighborhood to show problem places? This is beneficial and would serve to catch homeowners' attention and hopefully inspire conversation.*
- *Angela will get in touch with Chief Taylor to work out the details*

PRESIDENT- Scott DeWitt

- Have been talking to Lawrence and Jeremy - there's a claim process for damage done to homes.
 - We need to get an update out to the people - Scott will reach out to the homeowners we know have been affected. Will also make a post on FB. We can include it in the next newsletter
- Wildfire Remediation
- FEMA
 - Scott needs to get caught up on emails
 - We need a 2nd person to take Donna's place in dealing with FEMA, appeals, etc... contact with Laura
 - No volunteers at this point, but perhaps with more information on what this would entail, someone would cover

VICE PRESIDENT- Tim Umscheid

- Property maintenance is a serious fire hazard issue
- Would like the fire department make a hotspot map so the association knows how close we were
 - One ribbon - saveable
 - Two - hazards
 - Three - not defensible - FD won't even bother
- Scott G - what do we do about the properties that are not part of our HOA?
 - Warn of liability?
 - If we create the map - perhaps the FD can help with distributing notices to the property owners

SECRETARY - Kenna Ryder

- Board elections, bios needed
 - 4 positions - three are 3 year terms (Angela, Keith, Elizabeth) and one is a 1 year term (Donna)
 - Anything is open - but if you have a specific interest, state that in your bio.
 - Kenna will get this email out
 - SG: Do we need an additional spot to split up Donna's position since she did so much?
 - SDW: positions are determined by the board
 - Get bios, send ballots - everything - email, FB (post on both SLP facebook pages), have Bobby put it on the email

- Summer newsletter - check with Holly
- Annual Meeting – Sept 12, 2026

TREASURER- Elizabeth Umscheid

- 2025 Audit Update
 - We're still giving them (Alma, Dave) information, they are asking for a lot
 - Waiting on snowplow info (can Danny provide this?)
- Based on the June 2026 financial statements for Sierra Los Pinos Property Owners Association.
 - **Financial Position**
 - **Operating Cash:** \$280,623
 - **Reserve Cash:** \$136,846
 - **Total Cash:** \$417,469
 - **Total Assets:** \$486,359
 - **Total Liabilities:** \$114,484
 - **Total Equity:** \$349,506
 - **Operating Results**
 - **Year-to-date Operating Income:** \$105,015
 - **Year-to-date Operating Expenses:** \$90,283
 - **Operating Net Income:** \$14,731 favorable, compared to a budgeted loss of (\$2,735). This is a favorable variance of \$17,466.
 - **Reserve Activity**
 - **Reserve Balance:** \$136,846
 - **Reserve Interest Income YTD:** \$153
 - **Reserve Net Income YTD:** \$7,638
 - **No reserve expenditures** have been recorded through June
 - **Assessment Collections**
 - **Accounts Receivable:** \$48,035, consisting primarily of delinquent owner assessments, interest, late fees, and collection-related charges. Several accounts are in lien or legal collection status.
 - **Prepaid Assessments:** \$4,757 from five homeowner accounts.
 - **Budget Variances**
 - **Favorable**
 - Accounting/Tax Preparation Fees remain **\$623 under budget.**
 - Insurance expense is **\$521 under budget.**
 - Office Supplies are **\$1,636 under budget.**
 - Legal Fees have not been incurred and are **\$2,500 under budget.**
 - Water Repairs & Maintenance is **\$20,380 under budget.**
 - Utilities are **\$777 under budget.**
 - Water Sampling is **\$916 under budget.**
 - **Unfavorable**

- Road Repairs & Maintenance exceeds budget by **\$10,165**.
- Snow Removal exceeds budget by **\$5,404**, reflecting a heavier-than-budgeted winter season.
- Federal and State tax expenses exceeded budget due to unbudgeted tax filings.

○

Overall Assessment

The Association remains in a **strong financial position** through the first six months of 2026. Cash balances remain healthy, operations have generated a **\$14,731 year-to-date surplus**, and reserve funding continues as budgeted without any reserve expenditures. While road maintenance and snow removal costs have exceeded budget, those overruns have been more than offset by significant savings in administrative and water system expenses. Delinquent assessments remain elevated at **\$48,035**, and continued collection efforts should remain a priority. Overall, the Association is performing **better than budget** and is well positioned financially at mid-year.

2 more people did pay dues, but we're still missing a lot.

Motion to approve financials: passes

STANDING COMMITTEE REPORTS

WATER – Keith Rigney & Tom Messing

Tersa: Nitrate + Nitrite results = We're below standards, which is good

- Lead & Copper Testing
 - Angela replied to email ordering bottles required
- System 1: Nothing new to report.
 - Pumped 550,000
 - Used 300,000
 - 44% loss
- System 2: Lots of Usage spikes between this month and last for lots of people.
 - Pumped 280,000
 - Used 250,000
- Well Levels reported to the State
 - Leaks: 10 total Leaks
 - 3 New
 - 7 Existing (carried over from May)
 - 0 Fixed
 - Excess Water Usage (>8,000 gals): 13 Users (1 w/Leak Flag)
 - 5 New
 - 8 Existing
 - **highest user = 63,271 gals**
 - 5 Fixed

- System 2 Steel Tank
 - Tom: spoke with Charlie on 7/13.
 - Tom sent photos: per Charlie: “it’s going to be expensive” but he is going to come take a look and give an estimate

ROADS –Angela Mielke

- 2026 Project Status
- Danny to start road work - email sent to association on 7/7
 - Danny will be finishing up the ConEx’s soon
 - Will be starting on Cerro Pelado later this week
 - Danny will send Elizabeth the invoices one-at-a-time as he does the work
- Mailboxes
 - Went to the post office - sent to NM roads - sent back to PO - BUT
 - Talked to the PostMaster - NM roads called her and told her to move the mailboxes off of their property - she responded she couldn’t do anything but talk to her boss. Radio silence since.

ARCHITECTURAL - Scott Gould

- Homeowner sent an email asking about his property that has a concrete slab right on the property line. There’s nothing the board can do here, but he can’t build on the slab. Scott will email him back.

LEGAL -

EMERGENCY PREP & SAFETY - Scott DeWitt and Angela Mielke (Formally Firewise)

- Angela needs to poke or find a new siren
- We owe Cuba Soil approx. \$1,000.00 for the work they did at Black Bear Park
 - Doc was sent to SDW, unsure if signed. Angela will resend to SDW and EU for signature - last document needed for payment
 - Code to parks? - yes.

PARKS - for the FB page - piles of wood at black bear park - please come get them. FCFS, at your own risk

LONG RANGE PLANNING – Ashley D’Anna

OLD BUSINESS NEW BUSINESS

Executive session (if needed)

ADJOURNMENT - at 7:52 by SDW

NEXT REGULAR BOARD MEETING: August 11, 2026 6:30 pm

- Items requiring a vote